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THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS

Thursday, September 3, 2020

Case Number:

2020/871

Special Permit

MICHAEL SZYMANSKI of 16 HIGH STREET requesting that the Zoning Board of Appeals grants a Special Permit:

TO ALLOW THE CONSTRUCTION OF A 17' X 13' DECK OFF THE BACK OF THE HOUSE AND NEED 3' OF RELIEF FROM THE REQUIRED FRONT SET BACK OF 40'. THE EDGE OF THE DECK ATTACHED TO THE HOUSE IS 37' OFF THE FRONT SETBACK.

At their duly held meeting on Thursday, September 3, 2020 the Zoning Board of Appeals took the following action: Motion was made by Mr. Yeomans and seconded by Vice Chair Ms. Desrosiers:

That the Zoning Board of Appeals grant a Special Permit to MICHAEL SZYMANSKI at 16 HIGH STREET GRAFTON MA TO ALLOW A SPECIAL PERMIT TO MR. MICHAEL SZYMANSKI OF 16 HIGH STREET FOR THE CONSTRUCTION OF A 17' X 13' DECK PER EXHIBIT A, ATTACHED.

FINDINGS:

F1. THE STRUCTURE WAS BUILT IN 1920.

F2. THE PARCEL IS IN THE NB (NEIGHBORHOOD BUSINESS) ZONING DISTRICT.

F3. THE NB ZONE REQUIRES 100' OF FRONTAGE.

F4. THIS PARCEL HAS 68.5' OF FRONTAGE.

F5. THE NB ZONE REQUIRES A 40' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 8.7' OFF THE FRONT YARD

F6. THE NB ZONE REQUIRES A 15' SIDE YARD SETBACK AND THE STRUCTURE IS LOCATED 14.6' OFF THE SIDE YARD

BASED ON FINDINGS F1-F6, THE HOUSE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.

F7. THE CURRENT USE IS RESIDENTIAL.

F8. THE CURRENT HOME IS A 3 BEDROOM, 1 BATH HOME, PROPOSED HOME IS A 3 BEDROOM, 1 BATH HOME.

F9. THE NEIGHBORHOOD SONSISTS OF PRIMARILY RESIDENCES.

BASED ON FINDINGS F7-F9, THE ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

A complete file of this case (Case # 871/2020 is on file with the Town Clerk.)

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On a roll-call vote:

Chairman:	Yes	Member 2:	Yes
Vice Chariman:	Yes	Alternate 1:	Present at Hearing
Clerk:	Yes	Alternate 2:	Present at Hearing
Member 1:	Yes		

Motion Granted

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L. c. 40A.

William McCusker, Chairman

Marianne Desrosiers, Vice Chairman

Kay Reed, Clerk

William Yeomans, Member

Brian Waller, Member

Carl Parisi, Alternate Member

Seetharaman Ganesan, Alternate Member

Ex. A 9/3/2020

PLAN SHOWING PROPOSED DECK**PREPARED FOR
MICHAL SZYMANSKI****16 HIGH STREET
GRAFTON, MASSACHUSETTS****MAY 26, 2020****SCALE: 1 INCH = 30 FEET****JARVIS LAND SURVEY, INC****29 GRAFTON CIRCLE****SHREWSBURY, MA 01545****TEL. (508) 842-8087****FAX. (508) 842-0661****KEVIN@JARVISLANDSURVEY.COM**

* THE SURVEYOR RETAINS COPYRIGHT TO THE PLAN OF SURVEY, AND RE-USE OF THIS PLAN IS NOT ALLOWED WITHOUT PERMISSION FROM THE SURVEYOR.

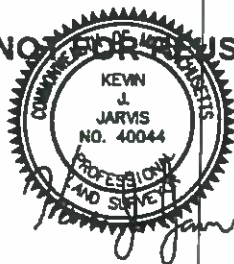
1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE

2. THIS PLAN HAS NOT BEEN PREPARED FOR RECORDING PURPOSES.

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ASSESSORS MAP 27**LOT 70**

5-26-2020

***NOT FOR REUSE****LEGEND**

These standard symbols will be found in the drawing.

○ IRON PIPE FOUND

● IRON ROD SET

△ NAIL SET

☒ STAKE SET

ZONING DATA:**NEIGHBORHOOD BUSINESS (NB)**

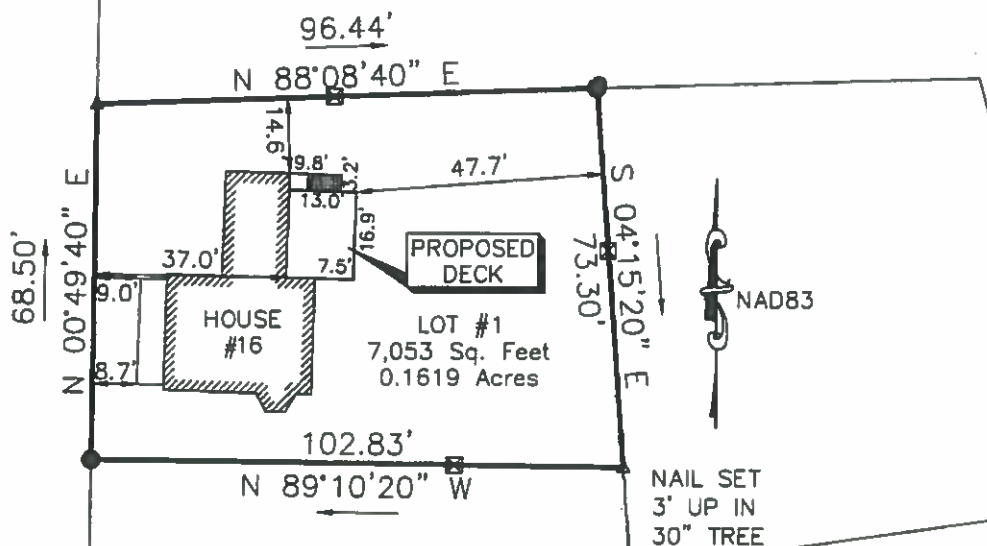
LOT AREA = 20,000 S.F.

LOT FRONTAGE = 100'

FRONT YARD SETBACK = 40'

SIDE YARD SETBACK = 15'

REAR YARD SETBACK = 15'

HIGH STREET

17-036